

# FOR LEASE

DOUGALL TOWN CENTRE  
3090 Dougall Ave., Windsor, ON



**CLEARSTREAM**

COMMERCIAL REAL ESTATE LTD., BROKERAGE

Michael Pearlman - Vice President - Broker

pearlmanmichael@gmail.com - C: (416) 567 5101 - O: (905) 607-0719

[www.clearstreamcre.com](http://www.clearstreamcre.com)

# Site Features

3090 Dougall Ave., Windsor, ON



## DOUGALL Town Centre

- Dougall Town Centre situated in one of Windsor's busiest retail corridors.
- The shopping centre is centrally located on 3090 Dougall Avenue, just south of the E.C. Row Expressway and is well Tenanted with many national and regional branded Retailers on site.
- Branded Tenancy's include; A&W, Taco Bell, Baskin Robbins, Kernels, Telus, Kumon to name a few.
- Dougall Town Centre is also shadow anchored by Walmart, located directly adjacent in Smart Centres' Windsor South development, which also includes a significant mass of other nationally branded retailers.
- Phase 2 - Free standing Building E Pad planned for Summer 2022 construction.
- Building E will include approximately 2,500 square feet of retail along with an additional 2,500 square feet of Retail/ Office on the second floor.
- CAM & Tax esteemed to be \$10.35.

**Available Units**  
**2,786 Sq. Ft. (existing)**  
**3,400 Sq Ft. (New Build)**

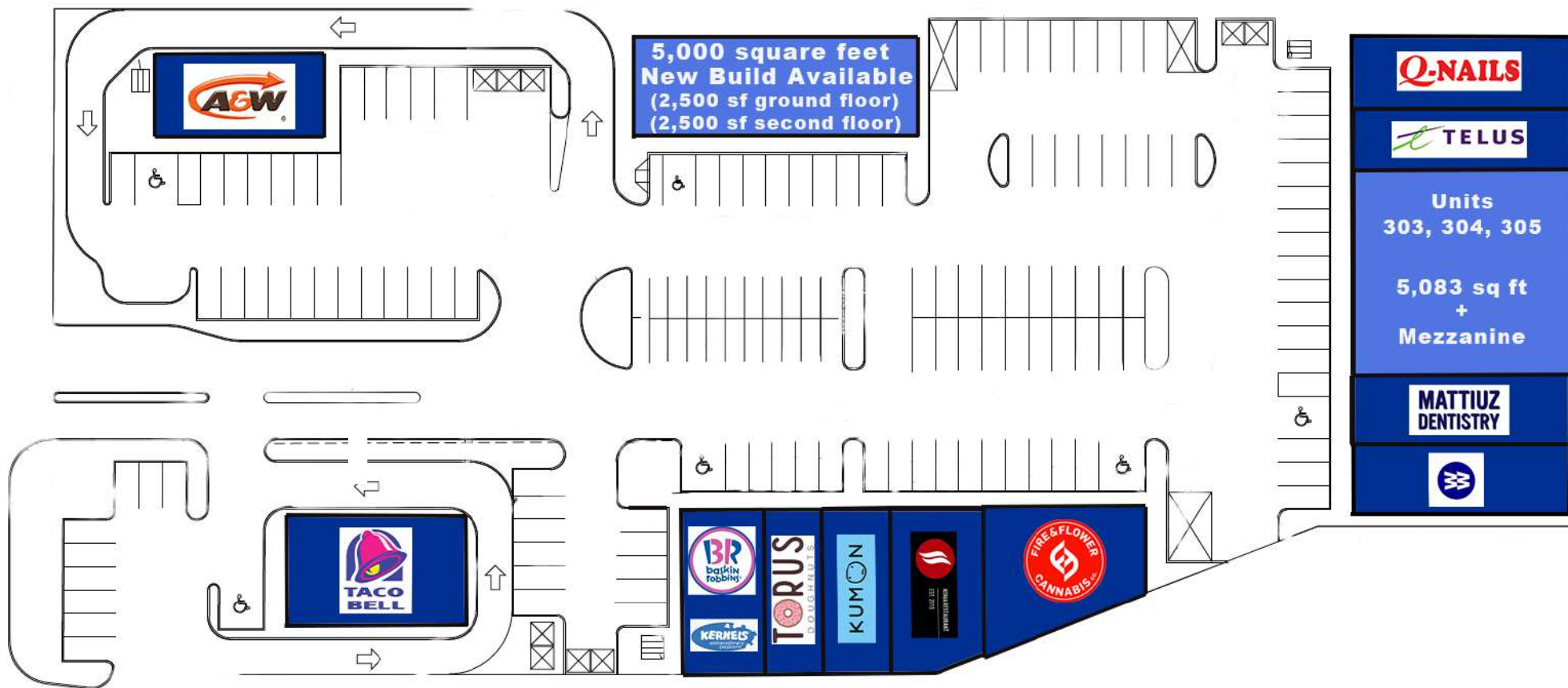


# Site Plan

3090 Dougall Ave., Windsor, ON

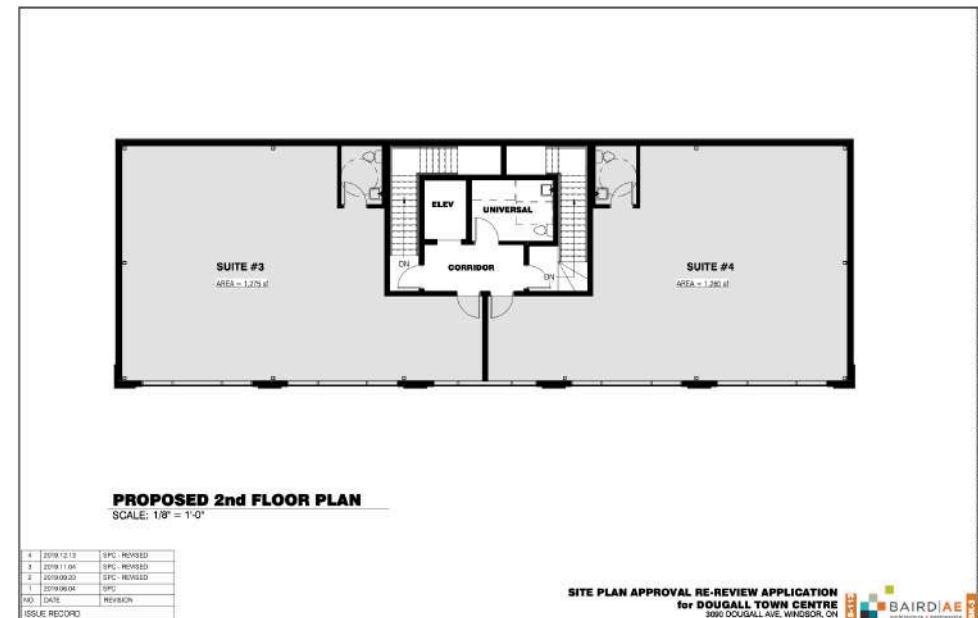
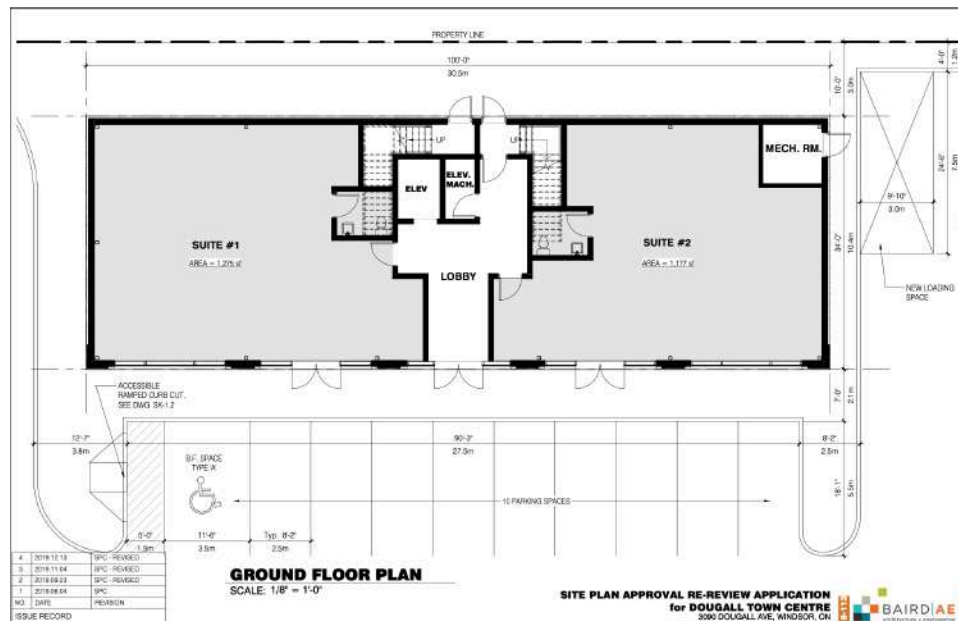
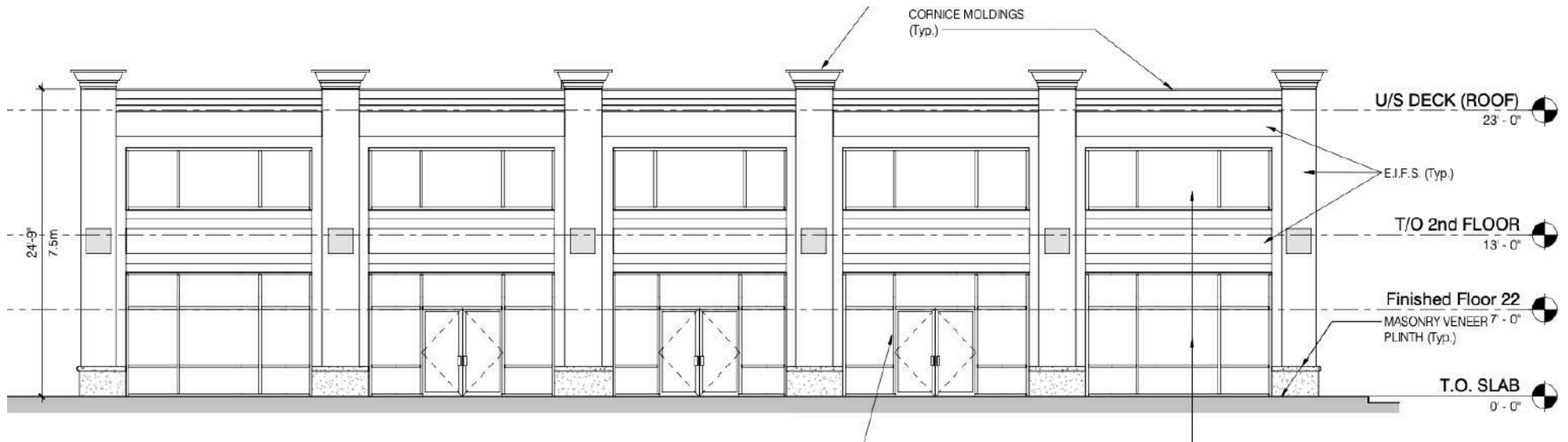
## DOUGALL TOWN CENTRE

Dougall Ave.



# Phase II Building E

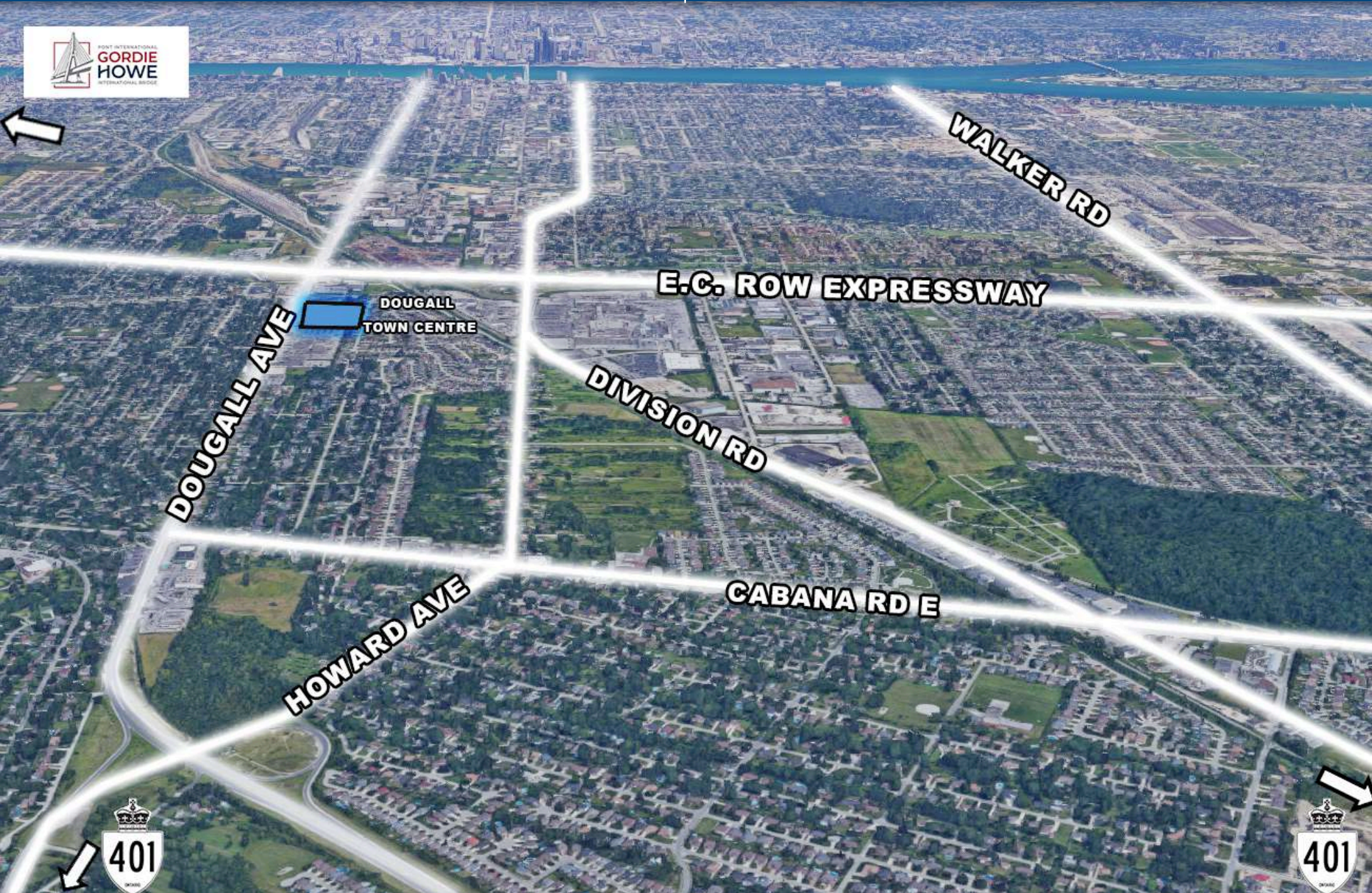
3090 Dougall Ave., Windsor, ON





# Site Overview

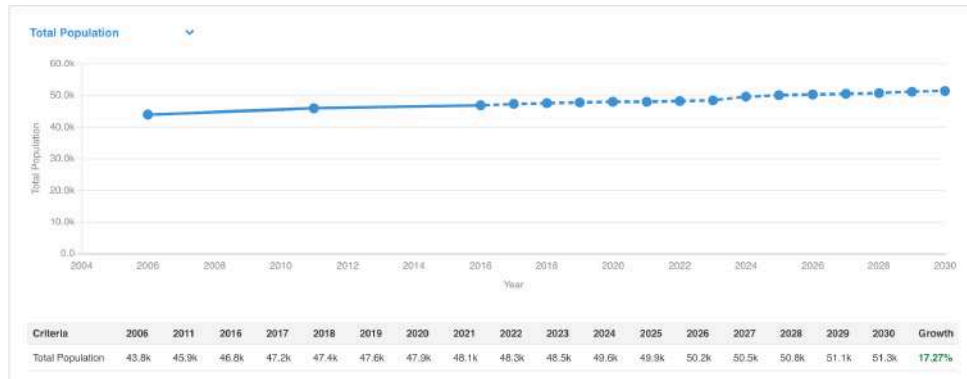
3090 Dougall Ave., Windsor, ON





# Demographics

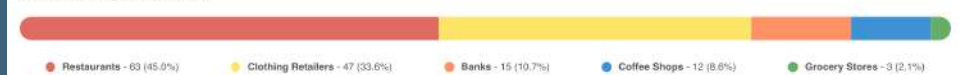
3090 Dougall Ave., Windsor, ON



## DEMOGRAPHIC SNAPSHOT

	3K	5K
Total Population	46,789	117,625
Households	17,146	46,074
Average Age	41	41
Average Household Income	\$92,917	\$80,123

### Retail Landscape (Trade Area)



Michael Pearlman - Vice President - Broker

pearlmanmichael@gmail.com - C: (416) 567 5101 - O: (905) 607-0719

www.clearstreamcre.com

# DOUGALL TOWN CENTRE



## DISCLAIMER

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**CLEARSTREAM**  
COMMERCIAL REAL ESTATE LTD., BROKERAGE

Michael Pearlman - Vice President - Broker

pearlmanmichael@gmail.com - C: (416) 567 5101 - O: (905) 607-0719

[www.clearstreamcre.com](http://www.clearstreamcre.com)